

# HoldenCopley

PREPARE TO BE MOVED

Pendle Crescent, Mapperley, Nottinghamshire NG3 3DU

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Offers In Excess Of £150,000



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## NO UPPER CHAIN

This two-bedroom terraced house is positioned in a highly sought-after location, offering convenient access to a range of local amenities and excellent transport connections. Perfectly suited to first-time buyers, On the ground floor, an inviting entrance hall leads to a spacious lounge, providing a comfortable and welcoming living space. The modern kitchen diner has been carefully designed to combine functionality with style, offering the ideal setting for both everyday meals and entertaining guests. Upstairs, the property boasts a generous double bedroom and a well-proportioned single bedroom, both served by a contemporary three-piece bathroom suite finished to a high standard. Externally, the property benefits from allocated off-road parking for two vehicles at the front, alongside a garage offering additional storage. To the rear, a private, enclosed garden provides a peaceful and secure outdoor space, perfect for relaxing or entertaining.

## MUST BE VIEWED







- Mid Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Garage & Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3'10" x 2'11" (1.18m x 0.91m)

The entrance hall has carpeted flooring, and a composite door providing access into the accommodation.

Living Room

12'4" x 12'5" (3.78m x 3.81m)

The living room has a UPVC double glazed square bow window to the front elevation, a wall-mounted heater, a TV point, carpeted flooring, and open access into the kitchen.

Kitchen

8'1" x 12'5" (2.48m x 3.79m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted heater, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

6'2" x 2'11" (1.89m x 0.90m)

The landing has carpeted flooring, a wall-mounted heater, access into the loft, access to the first floor accommodation.

Master Bedroom

9'1" x 11'10" (2.79m x 3.62m)

The main bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, two in-built cupboards, and carpeted flooring.

Bedroom Two

8'9" x 5'11" (2.68m x 1.81m)

The second bedroom has a UPVC double glazed window to the rear elevation, a wall-mounted heater, and carpeted flooring.

Bathroom

6'1" x 5'6" (1.85m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a paneled bath with a wall-mounted rainfall shower fixture and shower screen, chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn with off road allocated parking and a garage

Garage

Rear

To the rear of the property is private enclosed garden with a lawn and a patio

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload

Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

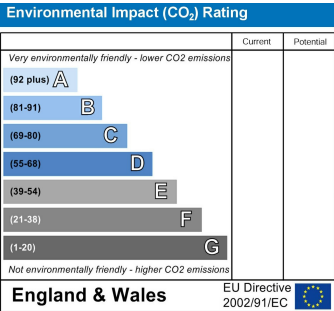
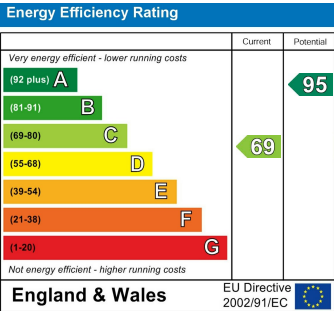
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

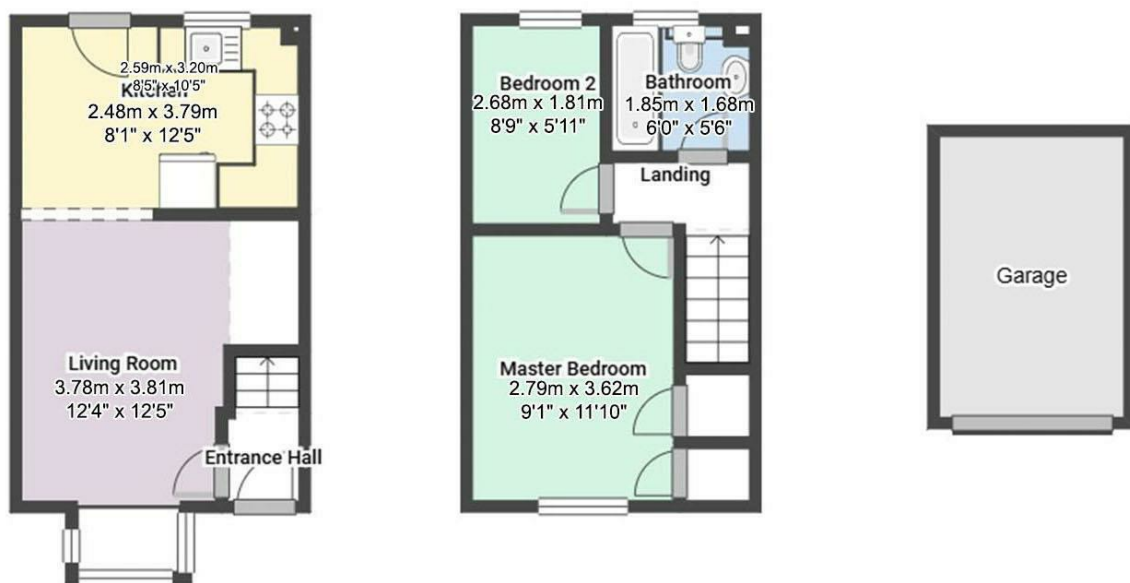
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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